| 146.0 | 0004 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 869,100 / 869,100 |
| | | | | | USE VALUE: | 869,100 / 869,100 |
| | | | | | ASSESSED: | 869,100 / 869,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 9 | | COLBY RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | VINCENT CHRISTOPHER R |
| Owner 2: | VINCENT CAROLYNN E |
| Owner 3: | |
| Street 1: | 9 COLBY ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HERMON ELIZABETH J - |
| Owner 2: | FERRELL RANDALL W - |
| Street 1: | 9 COLBY ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 2778 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5600.000 | 394,000 | 4,700 | 470,400 | 869,100 |
| Total Card | 0.129 | 394,000 | 4,700 | 470,400 | 869,100 |
| Total Parcel | 0.129 | 394,000 | 4,700 | 470,400 | 869,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.85 | /Parcel: 312.8

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 96078

**GIS Ref**

**GIS Ref**

**Insp Date** 05/21/19

Parcel ID 146.0-0004-0002.0

!11437!

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 341,500 | 4700 | 5,600. | 470,400 | 816,600 | 816,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 192,300 | 4700 | 5,600. | 441,000 | 638,000 | 638,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 192,300 | 4700 | 5,600. | 364,600 | 561,600 | 561,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 192,300 | 4700 | 5,600. | 335,200 | 532,200 | 532,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 331,300 | 4700 | 5,600. | 305,800 | 641,800 | 641,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 311,600 | 4700 | 5,600. | 299,900 | 616,200 | 616,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 311,600 | 4700 | 5,600. | 278,700 | 595,000 | 595,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 311,600 | 4700 | 5,600. | 265,200 | 581,500 | 581,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:36:32 |

**LAST REV**

| Date | Time |
|---|---|
| 08/18/20 | 13:57:38 |
| danam | |
| 11437 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 96078 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HERMON ELIZABET | 55090-87 | | 8/2/2010 | Change>Sale | 545,000 | No | No | | |
| PIOTTE JOSEPH/E | 25896-263 | | 12/14/1995 | | 210,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/20/2015 | 76 | Renovate | 25,000 | | | | | Finish existing sp |
| 9/23/2014 | 1239 | Heat App | 15,000 | | 9/23/2014 | | | Install 2 zone hea |
| 5/21/2014 | 508 | Addition | 244,950 | | | | | |
| 11/18/2011 | 1531 | Addition | 169,950 | | | | | |
| 3/19/2007 | 157 | Manual | 5,000 | | | | | replace concrete s |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/21/2019 | Permit Visit | DGM | D Mann |
| 5/21/2019 | Meas/Inspect | DGM | D Mann |
| 6/25/2018 | Permit Visit | DGM | D Mann |
| 6/25/2018 | Meas/Inspect | DGM | D Mann |
| 4/19/2016 | Meas/Inspect | PT | Paul T |
| 5/19/2015 | Permit Insp | PC | PHIL C |
| 6/19/2014 | Info Fm Prmt | PC | PHIL C |
| 11/3/2008 | Meas/Inspect | 197 | PATRIOT |
| 1/13/2000 | Mailer Sent | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5600 | | Sq. Ft. | Site | | 0 | 80. | 1.05 | 9 | | | | | | | | | 470,400 | | | | | | 470,400 | |

Total AC/HA: 0.12856 | Total SF/SM: 5600 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 470,400 | Spl Credit | Total: 470,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | NC - New Cons't | 25. | % |
| Override: | | | % |
| | Total: | 33.1 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.02796972 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 133.623 |
| Other Features: | 90674 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 588982 |
| Depreciation: | 194953 |
| Depreciated Total: | 394029 |

## COMMENTS

Kitchen is not complete, SFL is framed as of 4/19/2016.. Recheck. Emailed owner on 10/12/17. SFL is not finished..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | BRs: 4 | | | Baths: 2 | | | HB | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

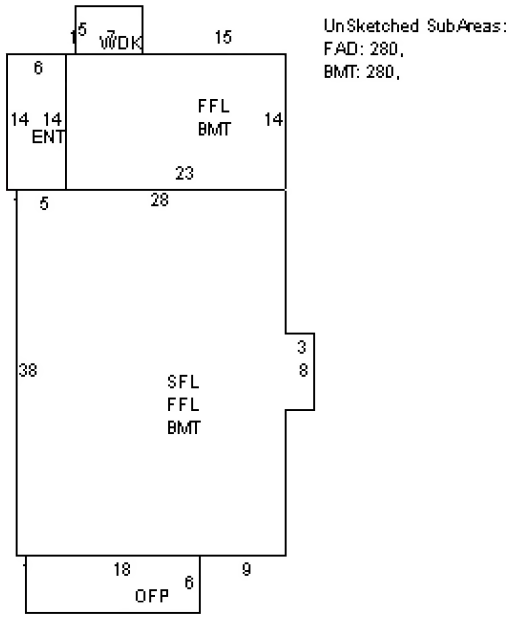
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 146.98 |
| Special Features: | 0 | Val/Su Net: | 83.92 |
| Final Total: | 394000 | Val/Su SzAd | 141.83 |

## SKETCH




UnSketched SubAreas:
FAD: 280,
BMT: 280,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,690 | 40.090 | 67,747 |
| FFL | First Floor | 1,410 | 133.620 | 188,408 |
| SFL | Second Floor | 1,088 | 133.620 | 145,381 |
| FAD | Addition | 280 | 133.620 | 37,414 |
| OFP | Open Porch | 108 | 31.770 | 3,432 |
| ENT | ENTRY | 84 | 21.680 | 1,821 |
| WDK | Deck | 35 | 16.000 | 560 |
| | Net Sketched Area: | 4,695 | Total: | 444,763 |
| Size Ad | 2778 | Gross Are | 4695 | FinArea 2778 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

146.0-0004-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18 X 20 | A | AV | 1926 | 21.94 | T | 40 | 101 | | | 4,700 | | | 4,700 |

| More: | N | Total Yard Items: | 4,700 | Total Special Featues: | | Total: | 4,700 |
|---|---|---|---|---|---|---|---|